



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 22, 2016

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal Located at 1440 North Tanque Verde Loop (District 4)

Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when cumulative disturbance of more than 1/3 acre of mapped riparian habitat occurs. If a project site contains suitable area(s) for mitigation, restoration, or enhancement, then on-site mitigation is required in accordance with the adopted Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines. The Ordinance contains a provision for mitigation banking when on-site mitigation is not feasible. All off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Discussion:

The property owner is applying for a floodplain use permit to convert a carport to a garage. The property is mapped within Regulated Riparian Habitat (RRH) classified as Important Riparian Area with Underlying Hydromesoriparian Habitat. Upon review of the floodplain use permit application, staff determined that portions of the RRH had been previously disturbed over a period of several years and the disturbance exceeded 1/3 of an acre. The unpermitted RRH disturbance of 20,316 square feet (0.47 acres), requires a Riparian Habitat Mitigation Plan (RHMP). Mr. Thouin hired Greg Shinn, with GRS Landscape Architects, LLC, to prepare a RHMP. The property is densely vegetated with healthy mature trees and, therefore, has no suitable place for onsite mitigation. As a result, the owner is proposing to contribute a fee of \$3,475.00 in lieu of on-site mitigation, based on a cost estimate prepared by Mr. Shinn.

Conclusion:

Acceptance of mitigation banking funds in-lieu of on-site mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County.

Recommendation:

The ILF proposal presented conforms with the Ordinance and, as such, the District recommends approval.

Fiscal Impact:

\$3,475.00

Board of Supervisor District:

1 2 3 4 5 All

Department: Regional Flood Control District Telephone: 724-4600

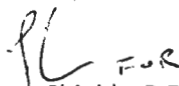
Department Director Signature/Date: [Signature] 10/27/16

Deputy County Administrator Signature/Date: [Signature] 11/1/16

County Administrator Signature/Date: [Signature] 11/2/16

DATE: October 27, 2016

TO: Flood Control District Board of Directors


FROM: Suzanne Shields, P.E.
Director

SUBJECT: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal Located at 1440 North Tanque Verde Loop, Located within Important Riparian Area with Underlying Hydromesoriparian Habitat (District 4)

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for mapped riparian habitat disturbances greater than 1/3 acre. If a project site contains suitable area(s) for riparian restoration, enhancement, or establishment, onsite mitigation occurs in accordance with the adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*. The Ordinance contains a provision for mitigation banking, when on-site mitigation is not feasible. All off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Report

Property owner, James Thouin, is applying for a floodplain use permit to convert a carport to a garage on property located at 1440 North Tanque Verde Loop Road (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) classified as Important Riparian Area with Underlying Hydromesoriparian Habitat (Exhibit B). Upon review of the floodplain use permit application, staff determined that portions of the RRH had been disturbed over the past several years; the disturbance exceeds 1/3 of an acre. Some of the RRH disturbance occurred prior to the Riparian Classification Maps being adopted by the Board of Supervisors, some occurred from permitted development and some of the disturbance was found to be unpermitted. The unpermitted RRH disturbance totals 20,316 square feet (0.47 acres) and requires a Riparian Habitat Mitigation Plan (RHMP).

Mr. Thouin hired Greg Shinn, with GRS Landscape Architects, LLC, to prepare a RHMP (Exhibit C). The property is densely vegetated with healthy mature trees therefore has no suitable place for on-site mitigation. As a result, the owner is proposing to contribute a fee of \$3,475.00 in lieu of on-site mitigation, based on a cost estimate prepared by Mr. Shinn.

Recommendation

Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County

Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Tanque Verde Wash

Subject Property

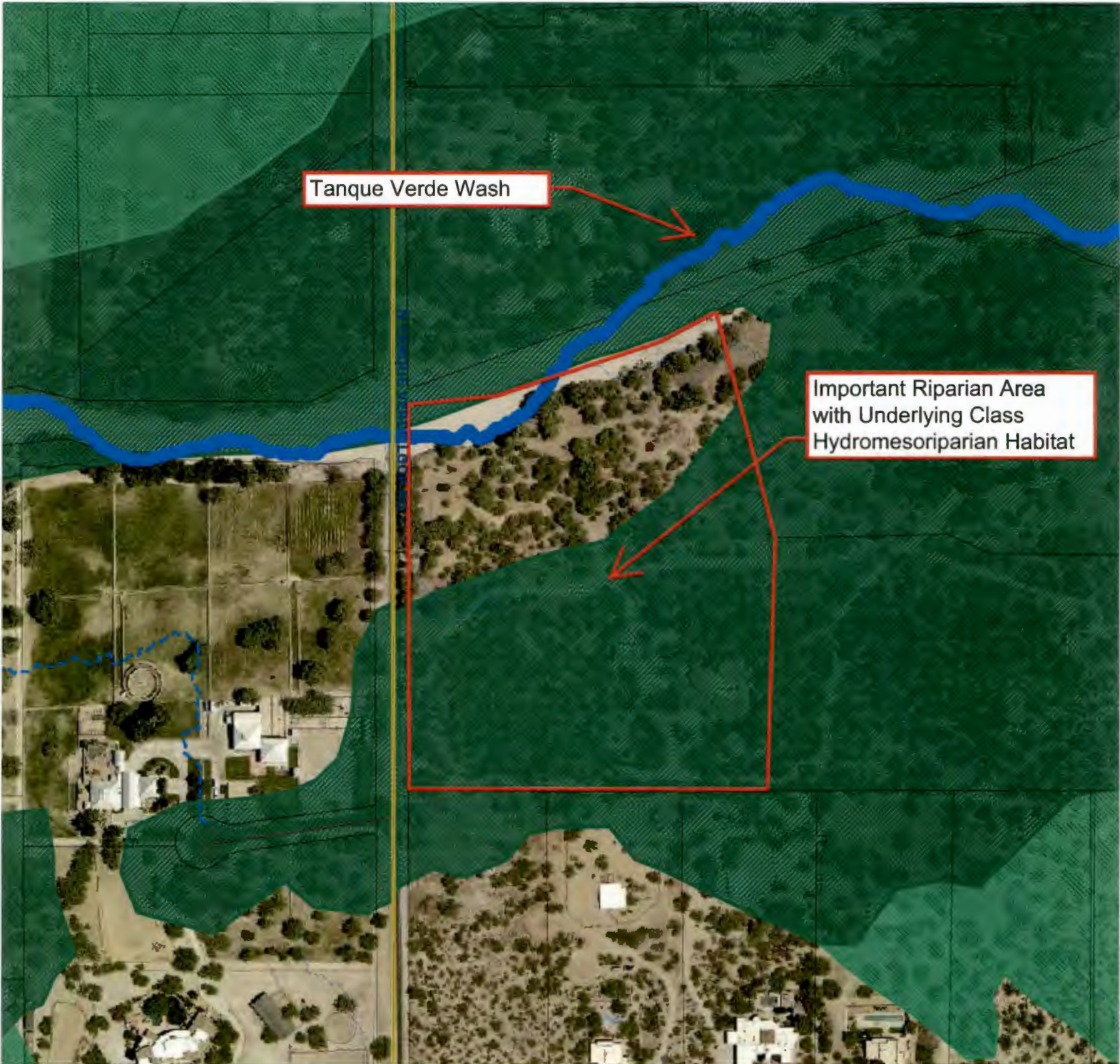
SCALE 1 : 3,000



Thouin Residence
1440 N. Tanque Verde Loop
BOS Meeting 11/22/2016



Exhibit B



Tanque Verde Wash

Important Riparian Area
with Underlying Class
Hydromesoriparian Habitat

SCALE 1 : 3,000



Thouin Residence
1440 N. Tanque Verde Loop
BOS Meeting 11/22/2016



Exhibit C



RIPARIAN LEGEND

- Important Riparian Area with Underlying Hydromesoriparian Xeroriparian Habitat
- Prior Disturbance
- Current Disturbance
- Partial Current Disturbance

The adjusted full current disturbance represents disturbance of 5.9% of the riparian area on the property.

CALCULATIONS:

This site contains Important Riparian Area with Underlying Hydromesoriparian Habitat	
Total Regulated Riparian Habitat On-Site	341,832 sf (7.85 ac)
Total Area of Current Full Disturbed Riparian Habitat	56,006 sf (1.29 ac)
Less Area of Pre-Ordinance Disturbed Habitat	(15,590 sf)
Less Area of Disturbance Previously Mitigated	(20,100 sf)
Total Area of Adjusted Full Current Disturbance	20,316 sf (0.47 ac)
Trees Required for Full Dist = $1.5 \times 90 \times 0.47 =$	63 Trees
Shrubs Required for Full Dist = $1.5 \times 20 \times 0.47 =$	14 Shrubs
Total Partial Disturbance (Shrubs Only)	19,307 sf (0.44 ac)
Shrubs Required for Partial Dist = $1.5 \times 20 \times 0.44 =$	13 Shrubs
Total # of Trees Required = 63 Trees	
Total Trees Provided on Site	0 Trees
Total Trees Provided by in lieu fee	63 Trees
Total # of Shrubs Required = 27 Shrubs	
Total Shrubs Provided on Site	52 Shrubs
Total Shrubs Provided by in lieu fee	0 Shrubs
Total Hydroseed Required (See Site Visit Notes)	0.00 acres

NOTE
 1. The Owner elects to meet the mitigation requirements with payment of an in-lieu fee. A calculation of that fee is provided on this plan, below.

THOUIN RESIDENCE
 CALCULATION OF IN-LIEU FEE

Missing Plant Material

63 - Trees (50% 15 gal. and 50% 5 gal.)
 0 - 5 gal. Shrubs
 0 - 1 gal. Shrubs
 0 - SF Native Seed

Cost Calculation

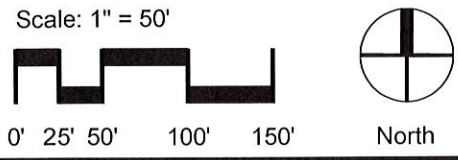
32 - 15 gal. Trees - \$ 70.00 ¹	2,240.00
31 - 5 gal. Trees - \$ 35.00 ¹	1,085.00
0 - 5 gal. Shrubs - \$ 35.00 ¹	0.00
0 - 1 gal. Shrubs - \$ 10.00 ¹	0.00
0 - SF Native Seed - \$ 0.07	0.00
Maintenance Cost ²	150.00
Irrigation Cost ³	0.00
Water Cost ⁴	0.00
TOTAL IN-LIEU FEE	\$ 3,475.00

NOTES FROM SITE VISIT:
 On or about August 8, 2016, a field visit was conducted with Flood Control District staff. The following conditions were agreed to:

1. Previous mitigation is in good condition.
2. Shrub density is 20 shrubs per acre.
3. Areas that have not been previously disturbed are predominantly dense mesquite bosque. No grasses are growing in this area, therefore installation of hydroseed would not be part of a restoration effort.
4. The existing driveway was installed without disturbance of trees.

Notes
 1 - These are "wet" costs that include the cost of spaghetti tubing and emitters.
 2 - Owner's monthly maintenance costs do not change with the elimination/addition of these plants. Maintenance cost does include cost of printing, mailing and producing the annual monitoring reports.
 3 - Irrigation structure (meter, backflow, irrigation controller, mainline, poly line, valve and pressure regulators) are not affected by the addition of this plant material. No Mainline extension or additional valves are required to irrigate additional plant material. Cost of irrigation is included in "wet" costs of # 1 above.
 4 - Property is served by a well and does not pay commodity charges for water.

MAP # 1:
 CURRENT & PARTIAL DISTURBANCE BASED ON 2016 AERIAL



11047 N. Cloud View Place
 Tucson, AZ 85737
 (520) 877-8037

Date: 10/17/16
 Drawn by: LMW
 Checked by: GRS

- Design Review
- Construction Documents
- Agency Submittal
- Construction Set
- Not for Construction

THOUIN RESIDENCE
 Parcel No. 205-51-011F
 1440 N Tanque Verde Loop Rd, Tucson, AZ 85749
 Section 6, T-14-S, R-16-E, G&SRM, Pima County, AZ

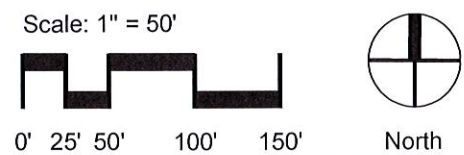
RIPARIAN HABITAT MITIGATION PLAN
 Floodplain Use Permit number: 16-22TRP

sheet 1 of 2

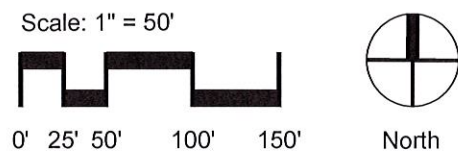
Exhibit C



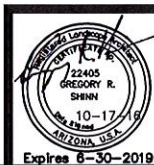
MAP # 2:
PRE-ORDINANCE DISTURBANCE BASED ON 1998 AERIAL



MAP # 3:
VEGETATION POINTS & INVENTORY



ID NO.	DESCRIPTION
165	Larrea tridentata - Creosote Bush
166	Larrea tridentata - Creosote Bush
167	Larrea tridentata - Creosote Bush
168	Larrea tridentata - Creosote Bush
169	Celtis pallida - Desert Hackberry
170	Celtis pallida - Desert Hackberry
171	Celtis pallida - Desert Hackberry
172	Larrea tridentata - Creosote Bush
173	Larrea tridentata - Creosote Bush
174	Larrea tridentata - Creosote Bush
175	Larrea tridentata - Creosote Bush
176	Larrea tridentata - Creosote Bush
177	Larrea tridentata - Creosote Bush
178	Larrea tridentata - Creosote Bush
179	Larrea tridentata - Creosote Bush
180	Larrea tridentata - Creosote Bush
181	Larrea tridentata - Creosote Bush
182	Celtis pallida - Desert Hackberry
183	Celtis pallida - Desert Hackberry
184	Larrea tridentata - Creosote Bush
185	Larrea tridentata - Creosote Bush
186	Larrea tridentata - Creosote Bush
187	Condalia globosa - Condalia
188	Larrea tridentata - Creosote Bush
189	Larrea tridentata - Creosote Bush
190	Celtis pallida - Desert Hackberry
191	Larrea tridentata - Creosote Bush
192	Larrea tridentata - Creosote Bush
193	Larrea tridentata - Creosote Bush
194	Larrea tridentata - Creosote Bush
195	Celtis pallida - Desert Hackberry
196	Celtis pallida - Desert Hackberry
197	Celtis pallida - Desert Hackberry
198	Celtis pallida - Desert Hackberry
199	Celtis pallida - Desert Hackberry
200	Celtis pallida - Desert Hackberry
201	Condalia globosa - Condalia
202	Celtis pallida - Desert Hackberry
203	Celtis pallida - Desert Hackberry
204	Celtis pallida - Desert Hackberry
205	Celtis pallida - Desert Hackberry
206	Celtis pallida - Desert Hackberry
207	Larrea tridentata - Creosote Bush
208	Larrea tridentata - Creosote Bush
209	Larrea tridentata - Creosote Bush
210	Larrea tridentata - Creosote Bush
211	Celtis pallida - Desert Hackberry
212	Celtis pallida - Desert Hackberry
213	Condalia globosa - Condalia
214	Condalia globosa - Condalia
215	Condalia globosa - Condalia
216	Celtis pallida - Desert Hackberry



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RIPARIAN HABITAT MITIGATION PLAN
Floodplain Use Permit number: 16-227RP

sheet 2 of 2